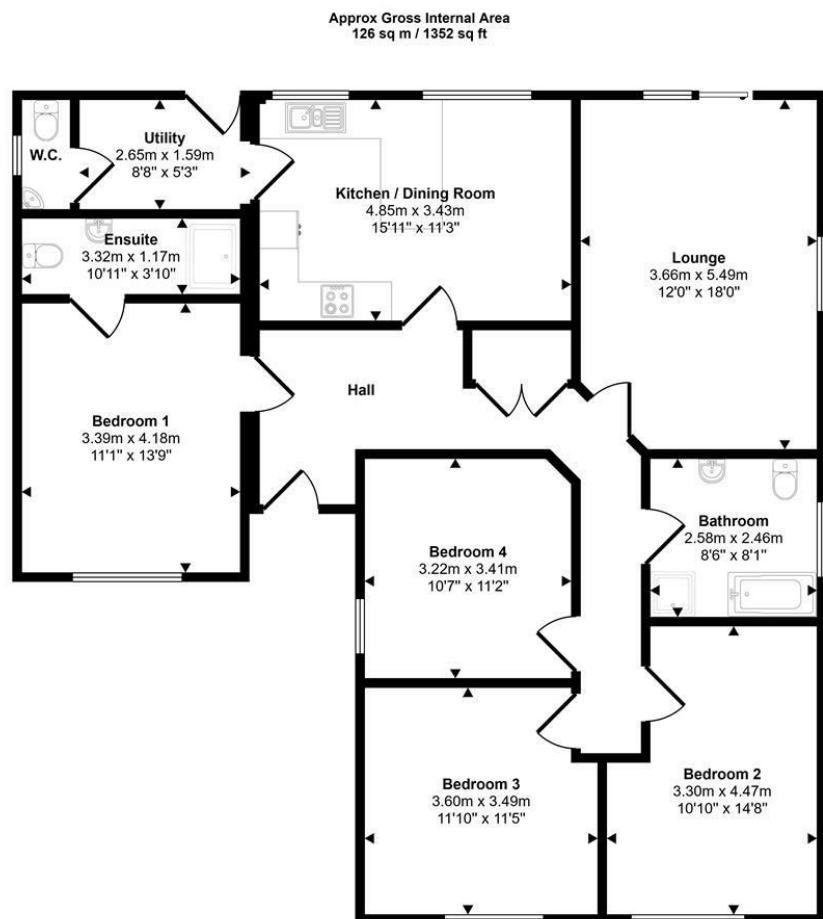




Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: E

We would respectfully ask you to call our office before you view this property internally or externally

IRK/CFH/07/26/O6OKCFH

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP

EMAIL: haverfordwest@westwalesproperties.co.uk

TELEPHONE: 01437 762626

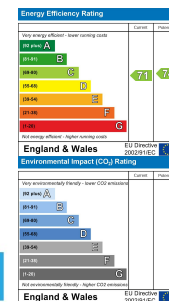


1 The Grove Pill Road, Hook, Haverfordwest, Pembrokeshire, SA62 4LW

- Detached Bungalow
- Popular Village Location
- Bathroom & Ensuite
- Off Road Parking
- Oil Central Heating
- Four Double Bedrooms
- Kitchen / Diner & Utility
- Cul-De-Sac Location
- Double Glazing
- EPC: C

Price £350,000

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The Agent that goes the Extra Mile





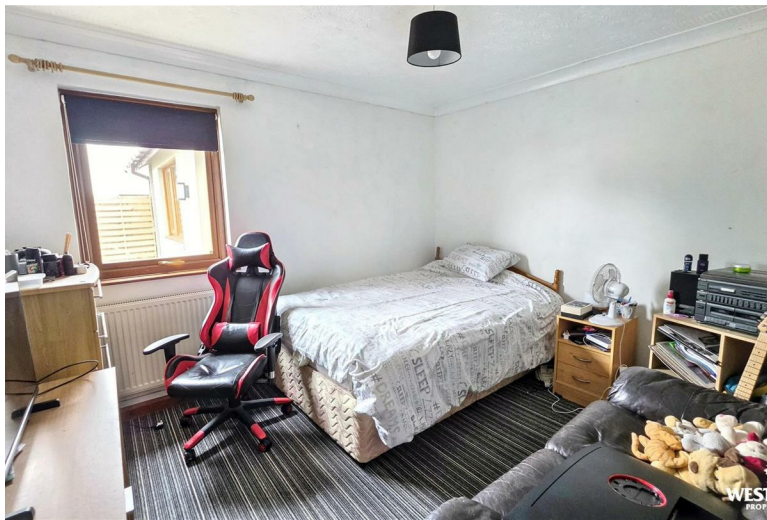
Situated within the sought-after village of Hook, this desirable detached four-bedroom bungalow offers versatile, single-level accommodation with a practical layout, off-road parking and an enclosed, low-maintenance rear garden. The property is well placed for access to Haverfordwest, the Cleddau Estuary and the wider Pembrokeshire countryside, making it well suited to a range of buyers seeking village living with everyday amenities within easy reach.

The accommodation is centred around a welcoming entrance hall providing access to the principal rooms. The lounge is positioned to the rear of the property and benefits from patio doors opening directly onto the garden, creating a seamless connection between the indoor and outdoor living spaces. The kitchen / dining room offers a range of fitted wall and base units with space for family dining, while an adjoining utility room provides additional storage, appliance space and access to the rear garden. A separate cloakroom / WC adds further convenience.

There are four well-proportioned bedrooms, offering flexibility for family living, guest accommodation or a home office. The principal bedroom benefits from an en-suite shower room, while the remaining bedrooms are served by a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property enjoys an enclosed rear garden designed for ease of maintenance, featuring gravelled seating areas, patio space and a timber storage shed, providing an ideal setting for outdoor dining and entertaining. To the front, there is off-road parking together with a lawned garden.

Benefitting from double glazing and oil-fired central heating, this detached bungalow offers well-balanced accommodation in a popular residential cul-de-sac location and viewing is highly recommended to appreciate everything the property has to offer.



DIRECTIONS

From the West Wales Properties office on Victoria Place, proceed towards the one-way system and follow signs for the A40. At the roundabout, take the exit onto the A4076 towards Milford Haven. Continue along the A4076 before taking the turning signposted Hook/Boulston onto the B4325. Follow the road into the village of Hook and continue along Pill Road. Proceed through the village and, after passing the village amenities, turn into The Grove, where the property will be found as Number 1 on your left-hand side. What3words: ///crew.bolsters.assure

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.